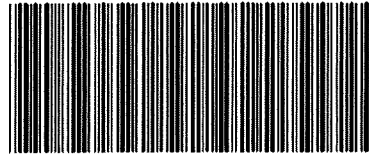




RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6166 PG 01829 to 01834
INSTRUMENT # : 2019094057
RECORDED DATE: 12/27/2019 10:27:10 AM



5717470-0018X

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed
Document Date: 12/19/2019
Reference Info:

Transaction #: 5966982 - 1 Doc(s)
Document Page Count: 5
Operator Id: dawhitner

RETURN TO: (Simplifile)
Land Services USA
1835 Market St., Suite 420
Philadelphia, PA 19103
(215) 563-5468

PAID BY:
LAND SERVICES USA

*** PROPERTY DATA:**

Parcel ID #: 30-00-49728-00-3
Address: 1073 OLD YORK RD

ABINGTON PA
19001

Municipality: Abington Township (100%)
School District: Abington

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$4,000,000.00
TAXABLE AMOUNT: \$4,000,000.00

DEED BK 6166 PG 01829 to 01834
Recorded Date: 12/27/2019 10:27:10 AM

FEES / TAXES:

Recording Fee: Deed	\$86.75
Additional Pages Fee	\$2.00
Affordable Housing Pages	\$2.00
State RTT	\$40,000.00
Abington Township RTT	\$20,000.00
Abington School District RTT	\$20,000.00
Total:	\$80,090.75

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

Prepared by:

Gregory F. Gambel, Jr.,
Vice President, General Counsel
BET Investments, Inc.
200 Dryden Road, Suite 2000
Dresher, PA 19025

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
30-00-49728-00-3 ABINGTON TOWNSHIP
1073 OLD YORK RD

Return to:

Land Services USA, Inc.
Jenna Lampe, Commercial Title Officer
1835 Market Street
Suite 420
Philadelphia, PA 19103

PHILADELPHIA FREEDOM VALLEY YOUNG MENS CHRISTIAN ASSOCIATION
B 190 L U 002 5980 12/23/2019 JG

Tax Map Parcel No.: 30-00-49728-00-3

SPECIAL WARRANTY DEED

THIS INDENTURE is executed this 19th day of December in the year 2019 but effective the 20th day of December, 2019 between **GREATER PHILADELPHIA YOUNG MEN'S CHRISTIAN ASSOCIATION**, a Pennsylvania non-profit corporation (f/k/a Philadelphia Freedom Valley Young Men's Christian Association) ("**Grantor**"), and **ABINGTON TERRACE, LLC**, a Pennsylvania limited liability company ("**Grantee**").

WITNESSETH, that the said Grantor, in consideration of **FOUR MILLION DOLLARS (\$4,000,000.00)**, lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does, grant, bargain and sell, alien, enfeoff, release and confirm in fee simple to the said Grantee, its successors and assigns, with the intent to be legally bound,

ALL THAT CERTAIN tract of land situated at 1073 Old York Road, Township of Abington, County of Montgomery, Commonwealth of Pennsylvania as legally described on **Exhibit A** attached hereto and made a part hereof, wherein Grantor was granted its interest.

UNDER AND SUBJECT to easements, restrictions, conditions, and agreements of record insofar as they may lawfully affect the property.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the revisions and remainders, rents, issues and profits thereof; and all the

estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said tract of land above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only property use and behoof of the said Grantee, its successors and assigns, forever.

UNDER AND SUBJECT AS AFORESAID.

AND the said Grantor, for itself, its successors and/or assigns does by these presents, covenant, grant and agree, to and with the Grantee, its successors and assigns that it, the said Grantor, its successors and/or assigns, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, its successors and/or assigns and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part hereof, by, from or under him, her, them or any of them shall and will **SPECIALLY WARRANT** and **DEFEND**.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed and made effective the day and year above written with the intent to be legally bound.

GRANTOR:

**GREATER PHILADELPHIA YOUNG MEN'S
CHRISTIAN ASSOCIATION,**
a Pennsylvania non-profit corporation
(f/k/a Philadelphia Freedom Valley Young Men's
Christian Association)

By: _____

Name: Shawn Elliott

Title: President CEO

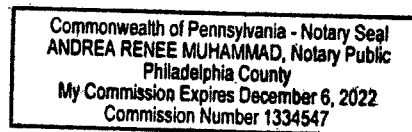
COMMONWEALTH OF PENNSYLVANIA)

) ss:

COUNTY OF MONTGOMERY)

On this, the 19 day of December, 2019, before me, the undersigned officer, personally appeared, Shawn Elliott, who acknowledged himself/herself as the President and CEO of Greater Philadelphia Young Men's Christian Association, a Pennsylvania nonprofit corporation, and in that capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Andrea Renee Muhammad
Notary Public



CERTIFICATE OF ADDRESS

Grantee hereby certifies that its precise address is:

Abington Terrace, LLC
c/o BET Investments, Inc.
200 Dryden Road, Suite 2000
Dresher, PA 19025

Date: December 20, 2019

ABINGTON TERRACE, LLC,
a Pennsylvania limited liability company

By: MM
Michael P. Markman
Manager

REGISTERED
ABINGTON TOWNSHIP
DATE 12/3/20 BY CT
AMY RIDDLE
MONTGOMERY, PE

EXHIBIT A
LEGAL DESCRIPTION FOR REAL PROPERTY

TRACT 1

ALL THAT CERTAIN Tract or piece of land, Situate in Abington Township, Montgomery County, State of Pennsylvania, described according to a survey thereof made by J. Walter Ruddach Estate, Civil Engineers, of Jenkintown in the County of Montgomery aforesaid on the 25th day of April, 1914, as follows, to wit:

BEGINNING at a point in the center of the Cheltenham and Willow Grove Turnpike or Old York Road (60 feet wide) the same being a corner of land of Cemetery of the Abington Presbyterian Church; thence by the Cemetery of the Abington Presbyterian Church, South 58 degrees 10 minutes East 247.12 feet to a point a corner and still by the same, North 27 degrees 6 minutes East 255.02 feet to a corner in the center line of the Susquehanna Street Road (33 feet wide); thence along the said center line South 50 degrees 31 minutes East 506.32 feet to a point; thence South 39 degrees 29 minutes West 288.70 feet to a point, a corner; thence North 58 degrees 10 minutes West 678.34 feet to a point in the center line of the Cheltenham and Willow Grove Turnpike or Old York Road; and thence along the same North 25 degrees 27 minutes East 100 feet to the place of beginning.

CONTAINING 4 acres.

TRACT 2

ALL THAT CERTAIN Triangular Lot or piece of ground Situate in Abington Township County of Montgomery and State of Pennsylvania, described according to a survey thereof made by J. Walter Ruddach, Estate Civil Engineer of Jenkintown in the County of Montgomery aforesaid on the 25th day of April, 1914, as follows, to wit:

BEGINNING at a point in the center line of Cheltenham and Willow Grove Township or Old York Road (60 feet wide) the same being a corner of this and ground recently conveyed to the said the Young Men's Christian Association of Philadelphia; thence extending by said ground South 58 degrees 10 minutes East 244.23 feet to a point in the line of said ground; thence North 64 degrees 33 minutes West 242.72 feet to a point in the center line of said Cheltenham and Willow Grove Turnpike or Old York Road and thence along the same North 25 degrees 27 minutes East 27.15 feet to the place of beginning.

CONTAINING 6590 square feet.

BEING known as 1073 Old York Road.

BENG Tax Parcel No.: 30-00-49728-00-3.

BEING the same premises which (YMCA) Young Men's Christian Association of Philadelphia and Vicinity, a Pennsylvania non-profit corporation, now known as Philadelphia Freedom Valley Young Men's Christian Association, a Pennsylvania non-profit corporation, by Deed dated 10/31/2013 and recorded 11/6/2013 in Montgomery County in Deed Book 5895 page 318, conveyed unto Philadelphia Freedom Valley Young Men's Christian Association, a Pennsylvania non-profit corporation, in fee.